029.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,900 / 886,900
					USE VALUE:	886,900 / 886,900
					ASSESSED:	886,900 / 886,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHISHOLM JOHN V/TR &
Owner 2:	DESHLER CAROL J/TR
Owner 3:	DESHLER REALTY TRUST
Street 1:	37 BATES RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O CONNELL CAROL J -
Owner 2:	-
Street 1:	37 BATES RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6190.000	398,600	3,700	484,600	886,900
Total Card	0.142	398,600	3,700	484,600	886,900
Total Parcel	0.142	398,600	3,700	484,600	886,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.92 /Parcel: 503.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19955

GIS Ref

GIS Ref

Insp Date 08/19/17

!2411!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	398,600	3700	6,190.	484,600	886,900		Year end	12/23/2021
2021	101	FV	387,400	3700	6,190.	484,600	875,700		Year End Roll	12/10/2020
2020	101	FV	387,600	3700	6,190.	484,600	875,900	875,900	Year End Roll	12/18/2019
2019	101	FV	285,600	3700	6,190.	514,800	804,100	804,100	Year End Roll	1/3/2019
2018	101	FV	285,600	3700	6,190.	375,500	664,800	664,800	Year End Roll	12/20/2017
2017	101	FV	285,600	3700	6,190.	327,100	616,400	616,400	Year End Roll	1/3/2017
2016	101	FV	285,600	3700	6,190.	278,600	567,900	567,900	Year End	1/4/2016
2015	101	FV	274,400	3700	6,190.	272,600	550,700	550,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:27:46

LAST REV

Date	Time
09/06/17	09:57:36
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2411

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O CONNELL CAROL	1486-80		3/8/2016	Convenience	1	No	No		
O CONNELL CAROL	1246-124		1/2/2002	Family	1	No	No		
DESHLER HOWARD	1187-129		5/18/1998		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	19955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	TTL REFUSAL	HS	Hanne S
4/17/2009	Measured	372	PATRIOT
2/17/2000	Measured	263	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6190		Sq. Ft.	Site		0	80.	0.98	1									484,558						484,600	

Total AC/HA:	0.14210	Total SF/SM:	6190	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,558	Spl Credit		Total:	484,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31964278
Const Adj.:	0.98990101
Adj $ / SQ:	182.884
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489722
Depreciation:	91088
Depreciated Total:	398633

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

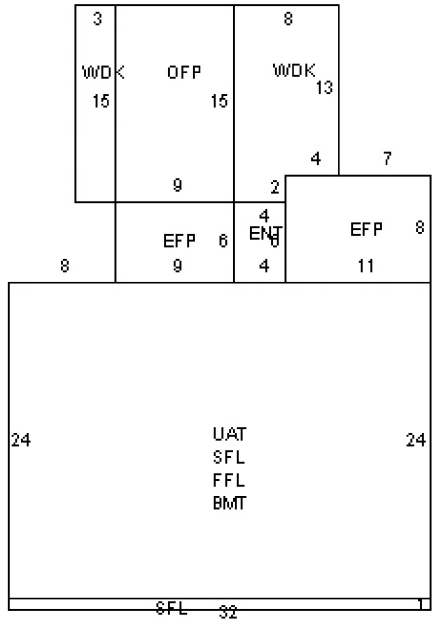
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	201.17
Special Features:	0	Val/Su Net:	133.49
Final Total:	398600	Val/Su SzAd	254.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	182.880	146,307
BMT	Basement	768	63.780	48,984
FFL	First Floor	768	182.880	140,455
UAT	Upper Attic	192	73.150	14,046
WDK	Deck	157	12.240	1,922
EFP	Enclos Porch	142	45.930	6,522
OFP	Open Porch	135	28.430	3,838
ENT	ENTRY	24	26.130	627
	Net Sketched Area:	2,986	Total:	362,701

Size Ad	1568	Gross Area	3562	FinArea	1760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1937	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700